

Cause No. _____ Hearing set for _____ at _____ AM/PM

PLAINTIFF'S ☐ ORIGINAL / ☐ AMENDED PETITION FOR EVICTION

In the Justice Court, Precinct _____, Travis County, Texas

TO THE HONORABLE JUDGE OF THE COURT:

PLAINTIFF (S) _____

[] AGENT [] ATTORNEY _____ PH _____

ADDRESS _____ CITY _____ ZIP _____

☐ By checking this box, I give my consent for the answer and any other motions or pleadings to be sent to me at this email address: _____

DEFENDANT (S) _____ PH _____

HOME ADDRESS _____ CITY _____ ZIP _____

WORK ADDRESS _____ CITY _____ ZIP _____

1. This is a lawsuit to evict _____ a tenant who leases the property located at _____. This property is within **Justice Court Precinct** _____ of Travis County. The Owner/Landlord is _____.

2. The Defendant(s) rented this property on or about _____ and still holds the property. The lease is: [] Written (**copy on file with Court**) [] Oral

The Plaintiff claims the Defendant(s) should be evicted because:

[] **Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s):

_____. The amount of rent claimed as of the date of filing is:

\$_____. Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

[] **Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____

[] **Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20____.

3. Written notice to vacate and demand for possession was given on (date) _____ in the following manner **and a copy is attached** []

[] Certified Mail [] Regular Mail
[] Delivery in Person [] Other - Explain _____

4. The rent is \$_____ per month and is due on the _____ of each month.

(Amount paid by Tenant _____ Amount paid by Government Agency _____)

5. **ATTORNEY'S FEES:** Plaintiff [] will be or [] will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____

THE COURT IS ASKED TO EVICT THE DEFENDANT(S) AND ORDER DEFENDANT(S) TO:

- [] Pay rent owed in the amount of \$_____ plus all rents accruing through the date of judgment
[] Pay court costs
[] Pay reasonable attorney's fees

☐ I have attached the Affidavit titled "Verification of Compliance with Sections 4023 and 4024 of the CARES Act and the CDC Issued Federal Eviction Moratorium Order" to this petition. The information in the affidavit is required under Texas Supreme Court Emergency Order.

☐ I have reviewed the information about the Texas Eviction Diversion Program available at www.txcourts.gov/eviction-diversion/

Failure to submit verification of compliance with sections 4023 and 4024 of the CARES Act and the CDC Issued Federal Eviction Moratorium Order and failure to certify that you have reviewed the information about the Texas Eviction Diversion Program may prevent a judgment from being issued.

Plaintiff's Signature

Authorized Attorney/Agent Signature

Said Plaintiff (or his agent or attorney), being duly sworn by me, the undersigned authority, upon oath says that the facts as stated in the above instrument are, within the knowledge of said affiant, true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME, this ____ day of _____, 20__to certify which; witness my hand and seal of office.

Notary Public in and for the State of Texas

Civil Court Clerk, JP _____

CAUSE NO. _____

PLAINTIFF

v.

DEFENDANT

§
§
§
§
§
§
§

JUSTICE OF THE PEACE

PRECINCT NO. _____

TRAVIS COUNTY, TEXAS

**VERIFICATION OF COMPLIANCE WITH SECTIONS 4023 AND 4024 OF THE CARES ACT AND THE CDC ISSUED
FEDERAL EVICTION MORATORIUM ORDER**

My name is: _____

First

Middle

Last

I am (check one) ☐ **the Plaintiff** or ☐ **an authorized agent of the Plaintiff** in the eviction case described at the top of this page. I am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

1. Verification:

- a. Plaintiff is seeking to recover possession of the following property:

Name of Apartment Complex (if any)

Street Address & Unit No. (if any)

City

County

State

ZIP

- b. I verify that this property (select the one that applies): ☐ **is** ☐ **is not** a “covered dwelling” as defined by Section 4024(a)(1) of the CARES Act. The facts on which I base my conclusion are as follows:
(Please identify whether the property has a federally backed mortgage loan or federally backed multifamily mortgage loan, and if not, which database or information you have used to determine that fact.)

(If the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan, please state whether or not: (1) the property is a Low Income Housing Tax Credit (LIHTC) property, (2) the property is federally subsidized under any HUD program, or (3) the property leases to persons with Section 8 vouchers.)

- c. I verify that plaintiff (select the one that applies): ☐ **is** ☐ **is not**
a “multifamily borrower” currently under forbearance under Section 4023 of the CARES Act.

- d. I verify that plaintiff (select the one that applies):

☐ **has** provided the defendant with 30 days’ notice to vacate as required under Section 4024(c) and 4023(e) of the CARES Act.

☐ **has not** provided the 30 days’ notice, because the property is not a “covered dwelling.”

- e. I certify that the plaintiff: ☐ has ☐ has not
received a CDC Sworn Declaration from the tenant stating that they are a "covered person" under the CDC issued Federal Eviction Moratorium Order. *Any landlord proceeding with a nonpayment eviction of a "covered person" despite receiving a Declaration can be fined up to \$100,000 under federal law.*
- f. I verify that I ☐ have ☐ have not
reviewed the information about the Texas Eviction Diversion Program, found at www.txcourts.gov/eviction-diversion.

2. Declaration or Notary: Complete only one of the two following sections:

- a. **Declaration:** I declare under penalty of perjury that everything in this verification is true and correct. My name is : _____

My birthdate is: _____/_____/_____
Month Day Year

My address is:

Street Address & Unit No. (if any) City County State ZIP

Signed on _____/_____/_____ in _____ County, Texas.
Month Day Year

Your Signature

OR

- b. **Notary:** I declare under penalty of perjury that everything in this verification is true and correct

Your Printed Name

Your Signature (sign only before a notary)

Sworn to and subscribed before me this _____ day of _____, 20_____.

CLERK OF THE COURT OR NOTARY

Plaintiff must serve this affidavit to all other parties (including Defendant(s)) in accordance with TRCP 501.4.

CERTIFICATE OF SERVICE

I certify that a copy of this document was provided to all other parties (including Defendant(s)) via the following method(s) (check all that apply):

- ___ First Class Mail to: _____ Date: _____
___ Certified Mail, Return Receipt Requested to: _____
CMRRR Number: _____ Date: _____
___ Email to: _____ Date: _____
___ Fax to: (_____) _____ - _____ Date: _____
___ Hand Delivery to: (name) _____ Date: _____
___ Other (explain): _____ Date: _____

CARES Act
Public Law 116-136

SEC. 4023. FORBEARANCE OF RESIDENTIAL MORTGAGE LOAN PAYMENTS FOR MULTIFAMILY PROPERTIES WITH FEDERALLY BACKED LOANS.

(a) **IN GENERAL.**—During the covered period, a multifamily borrower with a Federally backed multifamily mortgage loan experiencing a financial hardship due, directly or indirectly, to the COVID-19 emergency may request a forbearance under the terms set forth in this section.

(b) **REQUEST FOR RELIEF.**—A multifamily borrower with a Federally backed multifamily mortgage loan that was current on its payments as of February 1, 2020, may submit an oral or written request for forbearance under subsection (a) to the borrower's servicer affirming that the multifamily borrower is experiencing a financial hardship during the COVID-19 emergency.

(c) **FORBEARANCE PERIOD.**—

(1) **IN GENERAL.**—Upon receipt of an oral or written request for forbearance from a multifamily borrower, a servicer shall—

(A) document the financial hardship;

(B) provide the forbearance for up to 30 days; and

(C) extend the forbearance for up to 2 additional 30 day periods upon the request of the borrower provided that, the borrower's request for an extension is made during the covered period, and, at least 15 days prior to the end of the forbearance period described under subparagraph (B).

(2) **RIGHT TO DISCONTINUE.**—A multifamily borrower shall have the option to discontinue the forbearance at any time.

(d) **RENTER PROTECTIONS DURING FORBEARANCE PERIOD.**—A multifamily borrower that receives a forbearance under this section may not, for the duration of the forbearance—

(1) evict or initiate the eviction of a tenant from a dwelling unit located in or on the applicable property solely for nonpayment of rent or other fees or charges; or

(2) charge any late fees, penalties, or other charges to a tenant described in paragraph (1) for late payment of rent.

(e) **NOTICE.**—A multifamily borrower that receives a forbearance under this section—

(1) may not require a tenant to vacate a dwelling unit located in or on the applicable property before the date that is 30 days after the date on which the borrower provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the forbearance.

(f) **DEFINITIONS.**—In this section:

(1) **APPLICABLE PROPERTY.**—The term "applicable property", with respect to a Federally backed multifamily mortgage loan, means the residential multifamily property against which the mortgage loan is secured by a lien.

(2) **FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.**—The term "Federally backed multifamily mortgage loan" includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(3) **MULTIFAMILY BORROWER.**—the term "multifamily borrower" means a borrower of a residential mortgage loan that is secured by a lien against a property comprising 5 or more dwelling units.

(4) **COVID-19 EMERGENCY.**—The term "COVID-19 emergency" means the national emergency concerning the novel coronavirus disease (COVID-19) outbreak declared by the President on March 13, 2020 under the National Emergencies Act (50 U.S.C. 1601 et seq.).

(5) **COVERED PERIOD.**—The term "covered period" means the period beginning on the date of enactment of this Act and ending on the sooner of—

(A) the termination date of the national emergency concerning the novel coronavirus disease (COVID-19) outbreak declared by the President on March 13, 2020 under the National Emergencies Act (50 U.S.C. 1601 et seq.); or

(B) December 31, 2020.

Sec. 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS.

(a) DEFINITIONS.—In this section:

(1) COVERED DWELLING.—The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

- (i)** pursuant to a residential lease; or
- (ii)** without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) COVERED PROPERTY.—The term “covered property” means any property that—

(A) participates in—

- (i)** a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a))); or
- (ii)** the rural housing voucher program under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or

(B) has a—

- (i)** Federally backed mortgage loan; or **(ii)** Federally backed multifamily mortgage loan.

(3) DWELLING.—The term “dwelling” —

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and **(B)** includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) FEDERALLY BACKED MORTGAGE LOAN.—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that —

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.—The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) MORATORIUM.—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not-

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) NOTICE.—The lessor of a covered dwelling unit-

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).